NARRATIVE INFORMATION SHEET
City of Salem, FY2022 U.S. EPA Brownfields Community-Wide Hazardous Substances and Petroleum Assessment Grant

1. Applicant Identification:
   City of Salem
   231 S. Broadway Avenue
   Salem, OH 44460

2. Funding Requested:
   a) Assessment Grant type: Community-Wide
   b) Federal Funds Requested: $300,000 for Hazardous Substances and Petroleum

3. Location: City of Salem, located in Columbiana County Ohio

4. Target Area and Priority Site/Property Information:
   a) Railroad Corridor TA (part of CT 390299507)
      i. Priority Sites: 921 S. Ellsworth and 450 W. Pershing
   b) Downtown District TA (part of CT 390299506)
      i. Priority Site: 617 E. State Street
   c) CT Block Group 9506005 TA
      i. Priority Site: Up to 4 vacant, blighted residential properties will be identified, with focus on Rose, East 3rd and East 4th Streets

5. Contacts:
   a) Project Director:
      Mr. Joe Cappuzzello, Public Service & Safety Director
      231 S. Broadway Avenue, Salem, OH 44460
      Phone: (330) 332-4241, Email: servicedirector@cityofsalernohio.org
   b) Chief Executive:
      Mr. John C. Berlin, Mayor City of Salem
      231 S. Broadway Avenue, Salem, OH 44460
      Phone: (330) 322-4241; E-mail: mayor@cityofsalernohio.org

6. Population: 11,774 [2019 ACS 5-year est.]
7. **Other Factors Checklist**: None of the Other Factors are applicable.

<table>
<thead>
<tr>
<th>Other Factors</th>
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<tr>
<td>Community population is 10,000 or less.</td>
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<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
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<td>The priority brownfield site(s) is impacted by mine-scarred land.</td>
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<td>The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).</td>
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<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
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<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.</td>
<td></td>
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<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
<td></td>
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<tr>
<td>30% or more of overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.A., for priority site(s) within the target area.</td>
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<tr>
<td>The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.</td>
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</table>

8. **Letter from State or Tribal Environmental Authority**: Attached

9. **Releasing Copies of Application**: Not applicable
November 19, 2021

U.S. Environmental Protection Agency, Region 5
ATTN: Matt Didier
77 West Jackson Boulevard
Mail Code SB-5J
Chicago, IL 60604-3507

RE: City of Salem Community Wide Assessment Grant Proposal

Dear Mr. Didier:

I am pleased to offer Ohio EPA’s support for the City of Salem (City) Community Wide Assessment Grant Proposal. The City is applying for a community wide assessment grant totaling $300,000.

The funding the City is requesting under their community wide assessment grant proposal will be used to conduct Phase I and Phase II Environmental Site Assessments, asbestos and lead based paint surveys, along with risk assessments, environmental planning and engineering activities to support the redevelopment of brownfield properties. The City will focus on sites along Salem Railroad Corridor, the Downtown District, and the adjacent neighborhood in need of assessment and redevelopment. If awarded, this grant would allow the City to assess sites that they may have not considered in the past, allowing for redevelopment of vacant and underutilized space throughout the City.

We look forward to working with the City of Salem and U.S. EPA on this project. If you have any questions, please do not hesitate to contact me at 614-644-2295 or via e-mail at Lisa.Shook@epa.ohio.gov.

Sincerely,

Lisa Shook
Lisa Shook, Manager
Ohio Environmental Protection Agency
Voluntary Action Program

cc: Joe Cappuzzello, City of Salem
    Natalie Oryshkewych, Ohio EPA, DERR/NEDO
October 29, 2021

Matt Didier
U.S. Environmental Protection Agency, Region 5
77 West Jackson Boulevard
Mail Code SE-7J
Chicago, IL 60604-3507

RE: City of Salem Brownfield Assessment Grant Proposal

Dear Mr. Didier:

This letter acknowledges that the City of Salem notified the Office of the Fire Marshal, Bureau of Underground Storage Tank Regulations (BUSTR) of its plans to use the $300,000 grant proposal for a community-wide brownfield assessment for petroleum and/or hazardous waste. The targeted areas for this grant include the Salem Railroad Corridor, the Downtown District, and the adjacent neighborhood. The Railroad Corridor includes heavily industrialized properties in need of assessment and redevelopment. The Downtown District contains many blighted or abandoned buildings, including former gas stations and former historic buildings. Goals of the grant include assessment of blighted areas, improving and protecting the waterways, the revitalization of depressed residential areas, and to encourage reuse of existing buildings.

I am pleased to offer BUSTR’s support for the City of Salem’s Brownfield Assessment Grant proposal. We look forward to working with City of Salem and the U.S.EPA on this project.

Sincerely,

Steven Krichbaum
Bureau Chief – BUSTR
Division of State Fire Marshal
Ohio Department of Commerce

xc: Site File
Joe Cappuzzello, City of Salem
1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

(i) Background and Description of Target Area:
The City of Salem, Ohio, population 11,774 (2019 ACS 5-year est.) is applying for a $300,000 community-wide brownfields assessment grant. Salem, in Columbiana County, is strategically located between Cleveland and Pittsburgh in Appalachia. Residents pride themselves on their history, work ethic, and industry, as well as their ability to maintain a small town feel while still managing to enjoy big city amenities. The first major industry in the City was ceramic and china production, at one time producing over half the annual U.S. ceramics. As railroads expanded west from Pittsburgh, other major industries settled in the area producing iron, tin, steel, and combustion engines. By 1980, the area’s manufacturing foundation eroded; thousands of jobs were slowly lost and many industrial and commercial sites fell into disuse. Today, more than 30% of Salem’s working residents commute more than 25 miles to work, and young people who leave for college typically do not return. Over 100 acres of underutilized legacy industrial and downtown commercial sites as well as vacant and blighted houses are located throughout Salem. These sites have fallen into disuse, restricting economic development, and posing serious health risks to those who live in the Target Areas (TAs). TAs are home to residents who suffer from family poverty rates ranging from 67%-84% (2019 ACS 5-year estimate) and depleted home values far below the County average.

The City’s TAs for this project are 1) the Railroad (RR) Corridor, 2) Downtown District and 3) Census Tract Block Group (CTBG) 9506005. The TAs encompass portions of two contiguous census tracts. The assessment and subsequent cleanup/reuse of sites in the TAs are key components of Salem’s interrelated goals to expand manufacturing job opportunities, retain their youth, increase vibrancy downtown, and provide safer neighborhoods for their most vulnerable residents. The TAs contain dozens of brownfields/blighted, vacant houses posing potential environmental and human health threats as well as barriers to anticipated reuse plans. Grant funds will be used to provide outreach, assessment, and cleanup planning needed to address individual priority brownfields. Other city-wide nonpriority sites will be addressed if funding allows. The RR Corridor and Downtown District adjoin CTBG 9506005, which is home to recent immigrants with language barriers and the attendant poverty and Environmental Justice issues due to potential risks to health.

(ii) Description of the Priority Brownfield Sites: Four priority sites have been identified for this project. Two priority sites are in the heavily industrial RR Corridor, which contains over 70 acres of vacant brownfields. Miller-Holzwarth manufactured armored combat vehicle components including periscopes and ballistic glass for more than 35 years. The business abruptly closed in 2013, eliminating 80 well-paying jobs. It is comprised of 3 acres of prime industrial property adjoining the railroad. The Miller-Holzwarth site is a priority to continue reinvestment in the RR Corridor with a competitive “shovel ready” setting in which to stimulate an “incubator” park for local start-ups. Eljer Plumbing, a 50-acre site, began manufacturing kitchen and bathroom plumbing parts in the early 1900s and closed in 1999. Buildings in the eastern portion of the site were demolished in the early 2000s, but a 230,000 sq ft building remains. The Eljer Plumbing site has been prioritized for marketing to four manufacturing firms that want to bring businesses and jobs to Salem.

Constituents of concern for both sites include volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs) and lead in soil. VOCs are a concern for groundwater and can lead to vapor intrusion. Given the age and condition of buildings on both sites, asbestos-containing materials (ACMs) and lead based paint may be present. Assessment of these priority sites will identify/address potential impacts and support prospective purchasers and redevelopment.

The Downtown District is challenged by aging buildings, some with structural problems, and many with vacant storefronts. The priority site is the vacant Enders Gross Building on East State Street, along the City’s main east-west artery. The 10,716 sq ft building is comprised of three floors. Two roof trusses collapsed during the past winter, but the building is otherwise structurally sound. Historical tenants of the building are unknown; however, it was constructed in the 1890s and it is expected that ACMs and lead in paint are present. The Enders Gross site is a priority because the planned redevelopment enhances an area of downtown with established businesses and will create
at least 2 new businesses on the first floor, and market-rate housing on the second and third floors. Grant funding will allow the proposed reuse of the building to move forward.

Salem’s most vulnerable residents (high poverty rates, significant language barriers) live in CTBG 9506005. The Priority Site(s) will be at least four blighted, vacant residential properties, all of which are at least 50 years old. Emphasis will be on those located on Rose, East 3rd and East 4th Streets. The unsecured properties pose on-site exposure to neighborhood children to friable ACMs and lead paint, as well as being attractive sites for illicit activity. The grant will provide funding to conduct hazardous materials assessments prior to demolition and reuse of the parcels.

b. Revitalization of Target Area - (i) Reuse Strategy and Alignment with Revitalization Plans: Salem’s grant project goals are consistent with the 2021-2026 Economic Development Plan (ED Plan) and align with several key elements: sustainable community growth through infill of brownfield sites; creation of new job opportunities; re-creating a downtown that residents, especially young adults want to visit and live in; and protecting human health and enhancing quality of life for its immigrant community (Section 2.a.i) and other vulnerable residents.

The City’s vision for the Miller-Holzwarth site is to create small, shared manufacturing incubator spaces for new startups. The proposed plan includes demolition of the current blighted buildings and construction of two to three, 5,000 to 10,000 square-foot buildings. This aligns with Salem's goals of infill of brownfield sites and creation of new job opportunities, especially for local entrepreneurs. With its 50 acres of prime industrial land, the Eljer Plumbing site is being considered by 4 manufacturers looking to expand into Salem. The redevelopment has the potential to create 100-200 new manufacturing jobs. This aligns with Salem’s goals to prioritize infill development and to create new job opportunities for their working-age population.

The reuse strategy for the Enders Gross building envisions a mixed use, with retail on the ground floor and much-needed housing on the second and third floors. This aligns with Salem’s goal of reinvestment in their downtown and giving their young adult residents reasons to stay in Salem.

Partnering with Salem, the Columbiana County Land Bank will demolish vacant, blighted houses, in CTB 9506005. After demolition, the Land Bank, through its Blight Removal and Rehabilitation Program, will provide opportunity for neighbors on either side of the parcels to take ownership, pay the taxes and maintain the property. Alternatively, the Land Bank may convert the parcels to pollinator gardens and green space for the low-income immigrant residents to enjoy. These reuses align with Salem’s focus on improving the lives of their immigrant community and vulnerable residents.

(ii) Outcomes and Benefits of Reuse Strategy: Salem’s reuse strategy will have the following outcomes and additional benefits.

RR Corridor: The RR Corridor is in Salem’s Community Reinvestment Area (CRA), which was established to incentivize redevelopment and property improvements. Assessment of sites in the RR Corridor will facilitate demolition of deteriorating buildings making the properties more attractive for redevelopment. Redevelopment of RR Corridor sites will meet the demand for both smaller (5K to 10K sq ft) and larger (>50K sq ft) manufacturing buildings. Outcomes, based on preliminary site redevelopment estimates for the RR Corridor, include $25M in private investments. The potential jobs associated with the redevelopment will benefit the impoverished, underemployed residents in the adjoining CTB 9506005.

Downtown District TA: The Downtown District is also within the CRA. Planned redevelopment will provide much-needed opportunity for new and diversified commercial spaces. While revenue/job estimates are not readily available, the benefits to the community go well beyond economic benefits. Continued reinvestment will bring life to and create vibrancy in the downtown, key demands requested by Salem residents, especially their young adults.

CTBG 9506005: The removal of blighted, vacant houses will eliminate attractive nuisances and provide a mechanism for the impoverished residents to participate in improving their neighborhoods.

c. Strategy for Leveraging Resources - (i) Resources Needed for Site Reuse: Salem’s Job Creation Incentive provides an income tax rebate of up to 55% to employers for up to 5 years based on the
number of jobs created. The Net Profit Tax Incentive targets new or startup businesses and rebates up to 55% (100% for a downtown business) of the net profit tax based on the number of jobs created. The Columbiana County Land Bank (CCLB) uses private and public funding sources to demolish blighted buildings. To date the CCLB has demolished more than 200 buildings in the County (at least 70 in Salem). CCLB will help with demolition of the blighted buildings in the TAs as well as blighted buildings on nonpriority sites to support future reuse. These programs will be used in combination with Grant funds to incentivize job creation at Priority Sites and nonpriority sites assessed with Grant funds.

The assessment grant will also stimulate the availability of additional funds listed below by supporting assessment of brownfields, which will prepare the sites for subsequent remediation and redevelopment activities.

<table>
<thead>
<tr>
<th>Source</th>
<th>Purpose/Activities</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>JobsOhio</td>
<td>Cleanup, demolition, revitalization.</td>
<td>Grant up to $1M, loans up to $5M</td>
</tr>
<tr>
<td></td>
<td>Planning services including market studies, development planning and prospectus development.</td>
<td>Grants of up to $20K to eligible communities (based on population &amp; poverty), of which Salem is one, through the Inclusive Project Planning Program.</td>
</tr>
<tr>
<td>Ohio Brownfield Fund</td>
<td>Demolition associated with the cleanup of hazardous substances, asbestos, lead paint, &amp; petroleum.</td>
<td>Loans up to $5M.</td>
</tr>
</tbody>
</table>

(ii) Use of Existing Infrastructure: In 2016, Salem began collecting a voter approved city income tax increase to repave and/or repair City streets. Through 2019, the City paved close to 35 miles of streets. Between 2014 and 2019, the City water department invested $12.7M in upgrades to the water system. In 2019, 16,000 feet of gas lines were replaced by Columbia Gas at a cost of $3.1 million. The upgrades positively impacted all areas of the City, including the TAs and Priority Sites, which contain the required infrastructure to support most types of redevelopments and the revitalization plans discussed in Section 1.b.i. Directing grant funds to these priority sites and TAs will facilitate the use of upgraded and existing infrastructure during redevelopment activities. No infrastructure improvements are anticipated to support the proposed redevelopment.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a.i. Community’s Need for Funding: The EPA grant will provide funding not otherwise available for assessment/ cleanup planning in the TAs and if funding allows, nonpriority brownfields throughout the City. The funds will directly improve the quality of life for low-income residents in the TAs by minimizing health risks and removing barriers to redevelopment. In the past 15 years, the City has suffered significant revenue depletion from loss of manufacturing jobs that led to population decline, impoverished neighborhoods, decreased tax revenues, and unsafe, underutilized brownfields. Exacerbating the issue is Salem’s increasing pension liability. According to Salem’s 2020 Financial Report, the net pension liability (NPL) is one of the largest single liabilities reported by the City and is expected to keep increasing annually. As a result, Salem only has funding to address public safety and basic public services.

Refer to the table below unless otherwise noted. Salem residents suffer from poverty rates 33% higher than the State and County. Poverty levels are magnified in the Downtown District and CTBG9506005 at 18% higher than the City and nearly double that of the County. In addition, Salem’s minority Hispanic community suffers from a poverty rate of 69.1%, and in CTBG9506005, where Hispanic residents are concentrated, the poverty rate is even higher at 78.1%. The City’s Median Household Income (MHI) is 30% less than Ohio’s MHI ($40.1K compared to $56.6K), and in CTBG9506005, the MHI is $38.6K. The City’s historical success was tied to a manufacturing base that slowly eroded. With the losses, property values have stagnated (in
the TAs, median home values increased only 3.7% and 6.7% from 2010 to 2019 (2019 ACS 5-year est.), greatly reducing the City’s tax base.

<table>
<thead>
<tr>
<th>DEMOGRAPHICS: Census 2019</th>
<th>RR Corridor</th>
<th>Downtown &amp; CTBG9506005</th>
<th>City</th>
<th>County</th>
<th>State</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>5,368</td>
<td>5,223</td>
<td>11,774</td>
<td>103.2K</td>
<td>11.65M</td>
</tr>
<tr>
<td>%Hispanic</td>
<td>1.5</td>
<td>7.4</td>
<td>3.7</td>
<td>1.7</td>
<td>4.4</td>
</tr>
<tr>
<td>%Hispanic below poverty level</td>
<td>NDA</td>
<td>78.1</td>
<td>69.1</td>
<td>26.0</td>
<td>24.7</td>
</tr>
<tr>
<td>% &lt; 5 yrs. living below poverty level</td>
<td>48.3</td>
<td>39.3</td>
<td>29.8</td>
<td>24.8</td>
<td>23.0</td>
</tr>
<tr>
<td>Median Household Income (MHI)</td>
<td>$49.4K</td>
<td>$38.6K</td>
<td>$40.1K</td>
<td>$48.3K</td>
<td>$56.6K</td>
</tr>
<tr>
<td>Median Home Value (MHV)</td>
<td>$97.5K</td>
<td>$136.1K</td>
<td>$96.9K</td>
<td>$109.4K</td>
<td>$145.7K</td>
</tr>
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</table>

NDA – no data available

(ii) Threats to Sensitive Populations - (1) Health or Welfare of Sensitive Populations: The TAs, especially CTBG 9506005, are home to environmental justice (EJ) residents with high concentrations of impoverished and immigrant residents. A startling 43.8% of children under the age of 5 (our most vulnerable and sensitive population) live in poverty in the TA neighborhoods. Similarly, the percentage of Salem households who rely on Food Stamps is 21.0% (2019 ACS 5-year est.), 20% higher than the State rate of 13.7% and double the national rate of 10.7%. TA CTBG9506005, home to most of Salem’s immigrant residents, is in CT9506. CT9506 is classified as a food desert by the FDA, which limits access to nutritious food for the neediest residents. The health and welfare of residents throughout the TAs are at risk due to exposure to proximal multi-acre brownfields sites that could result in particulate inhalation, vapor intrusion, direct contact with contaminants such as VOCs, lead/metals, and chlorinated solvents in soils, as well as friable asbestos and lead paint in the abandoned houses that litter the TAs (especially CTBG9506005). These contaminants may cause birth defects, brain, and developmental health damage to children as well as cancers and other diseases to all residents. With EPA grant funds, the City can assess exposure from brownfields and develop plans to clean up the sites.

(2) Greater than Normal Incidence of Disease and Adverse Health Conditions: Rates of incidence and mortality associated with cancer and respiratory diseases in Columbiana County (data is not available below the County level) are elevated and correlate with the EJSCREEN data above. Cancer incidence and death rates and chronic lower respiratory deaths along with comparison to Ohio and national incidence and rates for Columbiana County are presented below.

<table>
<thead>
<tr>
<th>Indicator</th>
<th>County</th>
<th>Ohio</th>
<th>U.S.</th>
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<tbody>
<tr>
<td>All cancer deaths$^{1,3}$</td>
<td>175.3</td>
<td>176.8</td>
<td>161.0</td>
</tr>
<tr>
<td>Lung/Bronchus cancer incidence$^{1,3}$</td>
<td>68.6</td>
<td>68.5</td>
<td>54.9</td>
</tr>
<tr>
<td>Lung/Bronchus cancer deaths$^{1,3}$</td>
<td>51.6</td>
<td>50.3</td>
<td>41.9</td>
</tr>
<tr>
<td>Chronic Lower Respiratory Deaths$^{2,3}$</td>
<td>84.4</td>
<td>61.4</td>
<td>40.9</td>
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</table>

$^{1}$ statecancerprofiles.cancer.gov (2019); $^{2}$ CDC wonder; $^{3}$ cases per 100,000 population

As shown in the above table, all cancer deaths in Columbiana County, as well as lung cancer incidence and deaths, and chronic lower respiratory deaths exceed U.S. rates. Chronic lower respiratory deaths exceed State rates by 28% and are more than double U.S. rates. In addition, the Ohio Department of Health reports that lead-blood levels for children in Columbiana County (>5 ug/dL) was 25% higher than the state average (3.5% vs 2.8%). Lead exposure is common among poor children living in older homes (see below) and those living next to former industrial properties. Specific brownfields health threats to sensitive populations will be identified by completing grant-funded assessments that will identify the hazardous substances to which residents may be exposed. These exposures can be reduced by implementing remediation activities and/or putting engineering controls in place prior to or as a part of brownfields redevelopment. The remediation and redevelopment of target area brownfields will reduce exposures to contaminated soil and groundwater and limit migration of contamination onto
nearby sites. The identification and removal of hazardous building materials (asbestos, lead, etc.), will eliminate potential airborne releases of contaminants during redevelopment and will make these buildings safe for residential and commercial uses. All of these activities will reduce the target areas’ cumulative environmental exposure risks and lead to a reduction in cancer and respiratory disease rates.

(3) Promoting Environmental Justice: The presence of brownfields in the TAs and throughout the City create areas of blight and decrease property values. Median home values in the TAs and Salem average $98.0K compared to the Ohio and U.S. median values of $145.7K and $217.5K, respectively (2019 ACS 5-year est.). Contributing to the low median home values is the age of the homes. The number of homes in Salem, especially in the TAs, over 50 years old is 69%; 28.5% of all homes were constructed prior to 1939 (2019 ACS 5-year est.), leading to potential health exposures to friable asbestos and lead paint. While unemployment numbers in the TAs and Salem have improved since 2010, the types of jobs people do have pay less. Median household income in the TAs and the City increased less than 1% from 2009 to 2019 (2009-2013 and 2015-2019ACS). EPA’s Environmental Justice Screening and Mapping Tool (EJSCREEN) rates the TAs as 60% to 66% higher than all other block groups in the State for particulate matter and ozone indicators, air toxics cancer risk, and respiratory hazards risk. The TAs are disproportionately challenged by higher risks due to exposure to toxics, but also decreased property values and increased risk to public health and welfare due to surrounding brownfields and attraction of vandalism/vagrants to the sites. The EPA Grant will facilitate assessment and revitalization will result in safer neighborhoods, higher property values and reduction of risks due to exposure from the sites.

b. Community Engagement - (i) Project Involvement and (ii) Project Roles: Partners listed below represent over 20 entities that will be engaged in eligible grant activities. Salem has long collaborated with these partners to assist the community.

<table>
<thead>
<tr>
<th>Partner Name</th>
<th>Point of contact</th>
<th>Specific involvement in the project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salem COC represents and promotes the City’s businesses and encourages business and industrial investment.</td>
<td>Lori Jewell, Executive Director 330-337-3473 <a href="mailto:execdirector@salemohiochamber.org">execdirector@salemohiochamber.org</a></td>
<td>Inform businesses about grant funds, and future cleanup and redevelopment potential of the three Priority Sites and additional sites in the TAs and throughout the City.</td>
</tr>
<tr>
<td>St. Paul’s Catholic Church provides ESL classes and outreach to immigrant families in Salem.</td>
<td>Sister Rene Weeks, Dir. of Hispanic Ministry, 330-332-0336, <a href="mailto:rweeks@stpaulsalem.org">rweeks@stpaulsalem.org</a></td>
<td>Solicit input from and provide information to immigrant population regarding assessment results, cleanup planning, and reuse plans for Priority Sites and nonpriority sites.</td>
</tr>
<tr>
<td>Downtown Salem Partnership is a nonprofit that promotes revitalization of Salem’s Downtown District and reduces barriers to starting and operating downtown businesses.</td>
<td>William Dawes, President 330-337-3260 <a href="mailto:williamd@fairwaymc.com">williamd@fairwaymc.com</a></td>
<td>Support redevelopment of the Downtown District priority site. Identify/select additional sites in Downtown District for assessment and redevelopment.</td>
</tr>
<tr>
<td>Columbiana County Land Bank coordinates with Salem to acquire and demolish blighted buildings.</td>
<td>Haeden Panezott, Land Bank Coordinator 330-424-1800 <a href="mailto:Hpanezott@columbianacodev.org">Hpanezott@columbianacodev.org</a></td>
<td>Coordinate with the City and other community partners to help with demolition of blighted buildings on the Priority Sites, and prepare the sites for redevelopment and new owners.</td>
</tr>
<tr>
<td>Sustainable Opportunity Development Center (SOD) supports business attraction, retention and expansion, as well as infrastructure and quality of life through</td>
<td>Julie Needs, Executive Director (330) 337-7669 <a href="mailto:execdir@sodcenter.com">execdir@sodcenter.com</a></td>
<td>Offer incentives for job creation and business growth. Assist in cleanup planning for redevelopment of the three Priority Sites and non-priority sites.</td>
</tr>
</tbody>
</table>
collaboration with regional, state and national resources.

(iii) Incorporating Community Input: During formation of the City’s 2021-2026 Economic Development Plan (ED Plan), forums were conducted with citizens from varying backgrounds, key focus groups, and the community partners described above. This citizen feedback guided the development of the ED Plan and its vision and goals. Salem will continue this approach in the Assessment Grant project. The main stakeholders will be residents/property owners, community/citizens groups, nearby business organizations, and the lenders and developers conducting or supporting the actual work. The plan for involving these local stakeholders will include three primary efforts: 1) notification of grant award, 2) initial outreach beginning with Salem’s City Commission followed by “kick-off” meetings specific to each TA, and 3) on-going education and communication at regularly scheduled meetings. **Translation services will be provided by community partners (see above table) throughout the project so that Salem’s immigrant residents can fully participate in the assessment grant project.**

As sites are identified through public outreach, they will be added to Salem’s brownfields inventory. As sites are prioritized, the City will present the reasoning for the selection on their internet forums and solicit public feedback as well as conduct stakeholder meetings/interviews. Public meetings will be held as close as possible to the impacted target area to obtain input from local residents/business. The combination of social media, public meetings, and written information will allow for information sharing and give resident/citizen groups a way to voice and resolve their health and safety concerns for grant-funded assessments. As assessment, cleanup and/or redevelopment planning is initiated, more intensive involvement activities, including explanations of plans, rationales, and results will occur. Solicitation of comments and feedback on plans or results will be considered and recorded in meeting minutes as the last step before plans are finalized. At the close of the overall grant project, Salem will hold a final public meeting to notify the community of the outcomes of the project. Presentation materials used throughout the project will be archived and placed on the City website and Facebook and hard copies will be available at City Hall.

Due to the COVID-19 pandemic, Salem conducted all meetings through online meeting platforms and/or conference calls throughout 2020 and into 2021. During conduct of the grant program, Salem will conduct meetings remotely if similar precautions are required. As described above, regardless of how meetings are conducted, meeting outcomes will be distributed through such means as posting on websites and social media pages, posting to the City’s YouTube channel, and/or distributing newsletters and press releases.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs: The following four tasks will be implemented to assess **Priority Sites** and non-priority sites identified during the 3-year performance period.

<table>
<thead>
<tr>
<th>Task 1 – Programmatic and Outreach</th>
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<tbody>
<tr>
<td><strong>1. Project Implementation</strong></td>
</tr>
<tr>
<td>● The Work Plan will be prepared and the Cooperative Agreement (CA) will be executed. Grant project tracking and financial systems will be set up and maintained.</td>
</tr>
<tr>
<td>● A Qualified Environmental Professional(s) (QEP) will be retained in compliance with applicable federal procurement regulations.</td>
</tr>
<tr>
<td>● Quarterly reports will be submitted to the U.S. EPA; the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) will be updated; MBE/WBE/DBE reports and final project closeout documentation will be submitted.</td>
</tr>
<tr>
<td>● Staff will attend brownfields training programs as available during the grant period.</td>
</tr>
<tr>
<td>● A project “kick-off” meeting will be hosted by the City.</td>
</tr>
</tbody>
</table>
### ii. Anticipated Project Schedule

- The Work Plan will be prepared within one month of receiving notification of the grant award; CA will be executed by September 2022. ACRES and Financial Systems will be set up upon award of grant and maintained throughout term.
- A QEP will be retained within three months of award.
- Starting January 2023, quarterly reports will be submitted within 30 days of the end of the reporting period. ACRES will be updated as sites are assessed & with cleanup and/or redevelopment information during and/or after the performance period. Annual MBE/WBE reports submitted. Final project closeout documentation submitted once the performance period ends.
- Staff will attend an EPA National Brownfields Conference.
- A project “kick-off” meeting held within one month of receiving notification of the grant award for Salem and Partners; Kick-off meetings scheduled within various Targeted Area neighborhoods by March 2023.
- Community outreach activities begin immediately upon award announcement and continue throughout the performance period. QEP will assist with technical outreach materials.

### iii. Task/Activity Lead:

- The City will be responsible for day-to-day programmatic oversight and outreach activities throughout the performance period.

### iv. Outputs:

- Work Plan, CA, quarterly reports (12); ACRES updates; MBE/WBE reports, and project closeout documentation; staff training; outreach meetings (est. 12-15); and outreach materials.

### Task 2 – Site Inventory

#### i. Project Implementation

- Additional (non-priority) sites will be evaluated for assessment based on the following: 1) sites identified as an imminent threat to public health or the environment; 2) high-opportunity brownfields that will help the Salem achieve its brownfields program goals; and 3) brownfields identified as high-priority.
- Non-priority sites will be added to the inventory.

#### ii. Anticipated Project Schedule

- The prioritization system will be developed within three months of grant award.
- Non-priority sites will be added to the inventory throughout the 3-year performance period

#### iii. Task/Activity Lead:

- The City will be the lead and work with the QEP(s) and community partners.

#### iv. Outputs:

- Updated brownfields inventory and prioritization.

### Task 3 – Site Assessment

#### i. Project Implementation

- Priority sites (and additional non-priority sites identified during the performance period) will be evaluated through performance of Phase I and/or Phase II assessments, conducted in accordance with All Appropriate Inquiry (ASTM Standard E1527-13) and other ASTM standards/practices. Health and Safety Plans (HASPs) will be prepared prior to each assessment.
- QEP will prepare a Quality Assurance Project Plan (QAPP) and submit it to the U.S. EPA for approval.
- Assessments on both priority and nonpriority sites following securing site access will continue.
The City and QEP will meet to ensure required site access has been secured, individual assessments are progressing, and the overall project schedule is met.

**Anticipated Project Schedule**
- Once sites are selected and site access is granted, eligibility determinations will be submitted to U.S. EPA for approval. Phase I and/or Phase II assessments will begin by February 2023 and continue throughout the project.
- Phase II Assessments will begin once the selected QEP receives U.S. EPA approval of their QAPP (this depends on EPA timing but is anticipated to be accomplished by April 2022).
- Upon selection of QEP, the City and QEP will meet monthly to discuss priority sites, ensure required site access/eligibility have been secured, individual projects are progressing, and the overall project schedule is met.

**Task/Activity Lead:** The QEP will lead this task. QEPs have the specific educational and experience required for complying with All Appropriate Inquiry.

**Outputs:** Outputs include 1 QAPP, an anticipated 9 Phase I and 6 Phase II ESA reports, and 4 hazardous material assessment reports.

### Task 4 – Cleanup Planning

**Project Implementation:** Cleanup/redevelopment planning required by OEPA or Ohio BUSTR programs for priority and non-priority sites assessed using the grant where redevelopment is imminent. Assessment of brownfields cleanup/redevelopment alternatives, evaluation of needed institutional/engineering controls, preparation of cleanup/reuse plans. Salem and community partners will identify potential clean-up resources specific for redevelopment of sites including potential Ohio EPA, Ohio Jobs and EPA Brownfields Cleanup funding.

**Anticipated Project Schedule:** Anticipated by January 2024, selecting sites for cleanup planning will continue throughout the performance period following completion of the assessment activities and will continue throughout the grant period.

**Task/Activity Lead:** The QEP will lead this task. QEPs have the educational and technical experience required for evaluating/mitigating hazardous/petroleum releases to the environment.

**Outputs:** Outputs include at least 4 cleanup planning documents.

### Cost Estimates:
Approximately 87% of the budget will go directly to site assessment activities and none to direct administrative costs or indirect costs. No expenses will be incurred for equipment or fringe benefits. Outputs will be achieved within the 3-year performance period.

**Task 1 – Programmatic and Outreach:**
- Personnel costs: 128 hours at average rate of $50/hour = $6,400 for updating and maintaining brownfields information.
- Travel costs: $2,600 for one person to attend National Brownfields Conference ($2,000: $750 Airfare, 3 nights hotel $600, 4 days per diem and incidentals $650) and one other brownfields training ($600).
- Supplies: $500 for paper, printing, etc. to produce project information and outreach materials.
- Contractual: $3,500 for consultant assistance on quarterly reports, updating and maintaining ACRES, monthly progress meetings, conducting community involvement and outreach meetings.

**Task 2 - Site Inventory and Prioritization:**
- Personnel costs: 70 hours at average rate of $50/hour = $3,500 for meetings with stakeholders regarding site inventory and prioritization.
- Contractual: $2,500 to assist in site selection and prioritization.

**Task 3 – Site Assessment:**
Personnel costs: 40 hours at average rate of $50/hour = $2,000 for meetings with stakeholders regarding site eligibility and site access prior to assessment.

Contractual:
- 9 Phase I ESAs at average cost of $4,000 = $36,000
- 6 Phase II ESAs at average cost of $33,000 = $198,000
- 4 Hazardous Material Assessments at average cost of $6,000 = $24,000
- 1 QAPP = $2,000

Task 4 – Cleanup Planning:
- Personnel: 60 hrs @ $50.00/hour = $3,000 for contractor oversight, report review, and stakeholder meetings
- Contractual costs: 4 cleanup and reuse plans at average cost of $4,000 = $16,000.

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Hazardous Substances/Petroleum Project Tasks ($)</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Task 1 Programmatic/Outreach</td>
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</tr>
<tr>
<td>Personnel²</td>
<td>$6,400</td>
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<td>$300,000</td>
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</tbody>
</table>

¹No indirect costs will be incurred; ²In-kind Salem staff time will be contributed for amounts over those accounted for under personnel.

c. Measuring Environmental Results: Salem will track, measure, and report outputs (number of completed Phase I/II ESAs, hazardous materials assessments, cleanup plans and public meetings) and outcomes (acres of land assessed, land remediated and redeveloped, acres of parks and greenspace preserved or created, jobs created or retained, tax revenue generated, redevelopment investment value, other funding leveraged) in ACRES. The actual outputs will be compared to the estimated number of outputs listed in Section 3.a. Salem will document outcomes/outputs that cannot be easily entered into ACRES (i.e. website updates, staff training, and community outreach) in quarterly reports. The City will evaluate project progress semi-annually and, if goals are not being met, will meet with local stakeholders and the QEP to discuss shortcomings and adjust the project approach.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability - (i) Organizational Capacity and (iii) Description of Key Staff: The project team will be led by a Director and will include leveraging and community partners to support administration, community outreach and marketing of the program. Salem’s Sustainable Opportunity Development Center (SOD; community partner) leads the City’s economic development planning and implementation and will actively assist in managing the project. Mr. Joe Cappuzzello, City of Salem’s Director of Public Service & Safety will serve as Project Director. Mr. Cappuzzello has a Bachelor’s Degree in Accounting and minors in Economics & Management. He has managed budgets in the tens of millions of dollars and has over 36 years’ experience in strategic planning, accounting, and project management. Mr. Cappuzzello will be responsible for handling day-to-day activities associated with implementing the project Work Plan. Ms. Julie Needs, Executive Director of SOD, will serve as the assistant project manager and use her network of contacts to generate community outreach opportunities relating to brownfield assessment. She will be involved in the daily grant operations and will become the Project Manager if Mr. Cappuzzello leaves the City. Ms. Betty Brothers, the City Auditor, will provide financial tracking and documentation to meet grant reporting requirements. Salem’s Law Director Mr. Brooke Zellers
will assist the City with liability management issues, as well as assist in the site selection process, allocation of funds, and programmatic mechanisms for executing the grant project.

(ii) Organizational Structure: The City of Salem’s Public Service Department (PSD) supported by Project Partners and the QEP (the project team) will lead the community-oriented Assessment Grant project. The project team will act as an advisory committee and provide guidance on how best to utilize grant funds and leverage additional funding to promote viable revitalization. Monthly project team meetings will ensure individual projects are progressing and the project schedule is being met to complete within the 3-year performance period. Salem will execute the Cooperative Agreement (CA) and ensure compliance to the CA, as well as be responsible for financial tracking, outreach to stakeholders and liability management. Project Partners and TA stakeholders will provide input on site selection/ prioritization, land assembly, and other economic impacts throughout the 3-year performance period. Procurement of an environmental consultant, site selection, prioritization of sites and other key decisions to be made by City staff and will be overseen and approved by Salem’s Mayor and City Council.

(iv) Acquiring Additional Resources: The City will retain a QEP to assist in technical Assessment Grant activities and conduct environmental assessment tasks. The City has a procurement process in place and has managed the procurement of contractors for multiple state and federal grant projects, including assessment grants. The process complies with federal procurement regulations and includes guidance to attract and utilize minority- and women-owned businesses. Within one month of securing the grant CA, the City will prepare the project Request for Qualifications, will direct and oversee the procurement process, and will select a consultant within three months of award. The selected consultant will be experienced with the U.S. EPA ARC Grant program and the Ohio EPA Voluntary Action Program, have the capacity to complete the project in 3 years, have a proven track record of success with brownfields assessment projects in Ohio, and be familiar with all programmatic requirements of a U.S. EPA Assessment Grant.

b. Past Performance and Accomplishments: (i) Has Previously Received an EPA Brownfields Grant - (1) Accomplishments: The City was a recipient of a FY2014 USEPA Assessment Grant of $200,000 for hazardous substances and $200,000 for petroleum. Ten Phase I ESAs, 7 HMAs, and 3 Phase II ESAs were conducted. Over 11 acres were assessed and over 110 new jobs were created as a direct result of the redevelopment of assessed sites. The outputs and outcomes were reported in ACRES. Two success stories are presented below.

● The City leveraged approximately $68,000 in Assessment Grant funds to complete a Phase II ESA along approximately 1,500 linear feet of a proposed sewer route along two brownfield sites in the RR Corridor to aid in planning the sewer construction. The Phase II ESA provided valuable information to assist the City Engineering Department in planning for soil and groundwater management during construction. Sewer construction started in 2017. The increased capacity of the sewer allowed Freshmark, the City’s largest employer, to expand their operations and create 100 new jobs.

● Salem’s once-bustling historic Downtown District had become a row of vacant storefronts and dilapidated buildings by 2010. As a direct result of the FY2014 Assessment Grant, the City has made progress toward its plan to revitalize the Downtown District, assessing seven sites in the district and eliminating vacancies in four buildings. Assessments conducted on two dilapidated buildings that posed a safety hazard to pedestrians and street traffic allowed the City to demolish the buildings, eliminating the hazard. Next door, the City used approximately $30,000 in grant funds to conduct assessment of a long-time paint store, that was redeveloped by a local entrepreneur into an urban winery.

(2) Compliance with Grant Requirements: The FY2014 assessment grant closed March 31, 2018 and was managed in compliance with grant requirements. Salem developed a Work Plan and successfully executed the CA with the EPA. Salem conducted community engagement programs, complied with financial status reporting requirements, and successfully updated ACRES throughout the performance period and continues to update ACRES with cleanup, investment and redevelopment data as appropriate. All funds were expended by the end of the performance period.
ATTACHMENT

THRESHOLD CRITERIA
RESPONSES TO THRESHOLD CRITERIA

1. **Applicant Eligibility**: The City of Salem, grantee for this assessment grant, is a general-purpose unit of government in Ohio.

2. **Community Involvement**: During formation of the City’s 2021-2026 Economic Development Plan (ED Plan), forums with citizens from varying backgrounds, key focus groups and the community partners described above were conducted. This citizen feedback guided the development of the ED Plan’s visions and goals. Salem successfully used this approach for community involvement in their FY2014 Assessment Grant project. The main stakeholders will be residents/property owners, community/citizens groups, nearby business organizations, and the lenders and developers conducting or supporting the actual work. As with the FY2014 Assessment Grant, the plan for involving these local stakeholders will include three primary efforts: 1) notification of grant award, 2) initial outreach beginning with Salem’s City Commission followed by “kick-off” meetings specific to each TA, and on-going education and communication at regularly scheduled meetings. **Translation services will be provided by community partners throughout the project so that Salem’s immigrant residents can fully participate in the assessment grant project.**

   As sites are identified through public outreach, they will be added to Salem’s inventory. As sites are prioritized, the City will present the reasoning for the selection on their internet forums and solicit public feedback as well as conduct stakeholder meetings/interviews. Public meetings will be held as close as possible to the impacted target area to obtain input from local residents/business. The combination of social media, public meetings, and written information will allow for information sharing and give resident/citizen groups a way to voice and resolve their health and safety concerns for grant-funded assessments. As assessment, cleanup and/or redevelopment planning is initiated, more intensive involvement activities, including explanations of plans, rationales, and results will occur. Solicitation of comments and feedback on plans or results, will be considered and recorded in meeting minutes as the last step before plans are finalized. At the close of the overall grant project, Salem will hold a final public meeting to notify the community of the outcomes of the project. Presentation materials used throughout the project will be archived and placed on the City website and Facebook and hard copies will be available at City Hall.

   Due to the COVID-19 Pandemic, Salem conducted all meetings through online meeting platforms and/or conference calls throughout 2020 and into 2021. During conduct of the grant program, Salem will conduct meetings remotely if similar precautions are required. As described above, regardless of how meetings are conducted, meeting outcomes will be distributed through such means as posting on websites and social media pages, posting to the City’s YouTube channel, and distributing newsletters and press releases.

3. **Named Contractors and Subrecipients**: N/A

4. **Expenditure of Assessment Grant Funds**: Salem does not have an active EPA Brownfields Assessment Grant.